

1 3. Declaring that, because Profyt Addyct, LLC and Steven Gazlay committed fraud,
2 deceit, and civil RICO violations against Equity Title, Equity Title is entitled to rescind the
3 closing of Escrow Number 20-JMB-7012 (the Escrow) and return the net loan proceeds to the
4 lender, Private Funds of America BT.

5 4. Declaring that, with regard to the real property located at 6645 West El Campo
6 Grande, Las Vegas, Nevada 89130 (Clark County Assessor's Parcel Number 125-26-402-002):

7 (a) The Grant, Bargain, Sale Deed recorded in the Official Records of the
8 Clark County Recorder on August 27, 2020, as Instrument No. 20200827:0001164 ("Subject
9 Deed"), which purportedly conveyed the Property from Darkzero Esports LLC, a Texas limited
10 liability company to Profyt Addyct, LLC, a Delaware limited liability company, is fraudulent,
11 void, and of no force or effect. Accordingly, the Subject Deed shall be expunged from the
12 Official Records of the Clark County Recorder. Title to the Property is hereby restored to and
13 vested in favor of Darkzero Esports LLC, a Texas limited liability company.

14 (b) Because the Subject Deed is fraudulent and void, and the Escrow is
15 rescinded, the Short Form Deed of Trust and Assignment of Rents executed by Profyt Addyct,
16 LLC, a Delaware limited liability company in favor of Private Funds of America BT and
17 recorded in the Official Records of the Clark County Recorder on August 27, 2020, as
18 Instrument No. 20200827:0001165 ("Deed of Trust") is unenforceable and shall be expunged
19 from the Official Records of the Clark County Recorder. Title to the Property is hereby vested in
20 favor of Darkzero Esports LLC, a Texas limited liability company, free of the Deed of Trust.

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1 5. Interest shall accrue on the judgment at the statutory rate from the date of entry
2 until satisfied.

3 Dated: April 15, 2021



4 Andrew P. Gordon
5 United States District Judge
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